SOUND

CONNECTICUT REAL ESTATE.

# PLANS OUT FOR BIG QUEENS STATION

diamental post

second of

Union Depot Will Be Five Blocks East of Queensboro Bridge Plaza.

GROWING SECTION

End of Bridge Will Have to Be Remade-Platforms 400 Feet Long-Two Track Levels.

Property owners in the vicinity of the Long Island City end of the Queensboro Bridge were surprised last week when the plans of the Public Service Commission for the union elevated station to be estab lished on the plaza were made public. It was generally thought among property owners that the station would be in the vicinity of Jackson avenue, but upon inspection of the plans they learned that the station will be in close proximity to the bridge terminal, about five blocks to

This district has already become one of the most important commercial cen-tres of Queens. Many high class office buildings have been erected there and others have been planned for construction in the near future. Abounding in the district are banks, commercial houses and offices of big industrial concerns. This section is destined to become the greatest traffic centre of the borough. Property owners considered that the promise proximity to the union station was an essential in determining the value of their property.

According to the plans of the Public Service Commission the entrance and exit stairways are to be located between Crescent and Prospect streets about four blocks from Jackson avenue. The centre of the station will be easterly on the east side of Crescent street. The plans provide for platforms on two decks, each platform being about 400 feet long and extending to the easterly side of Prospect street to a point about 150 feet west of Crescent street.

A number of changes in the grade will end of the bridge. This is made necessary to accommodate the two levels of from the bridge. There will be trains from the Fifty-ninth street subway, which will use the inside tracks of the bridge. and the trains from the Second elevated lines, which will use the outside tracks, which are at a higher level. Both of these lines, however, will have to be brought to the same level, and hence the present end of the bridge will have to be removed. It is provided that the trains of the Steinway tunnel enter from the second elevation.

The plans provide for tracks in the station reaching a common level at Academy street. The location as arranged provide a broad unencumbered plaza at the Jackson avenue end for the loops of the surface trolley lines, which are the only cars crossing the bridge. Engineers of the Public Service Commission who have studied the proposition are of the opinion that traffic on the trolley lines will in the future be of as much consequence as will that on the elevated lines, and hence they have planned to give accommodations to this traffic equal to those afforded the elevated lines.

Contracts for this station will probably week, and it is expected that the construc- estimated at \$400,000. September

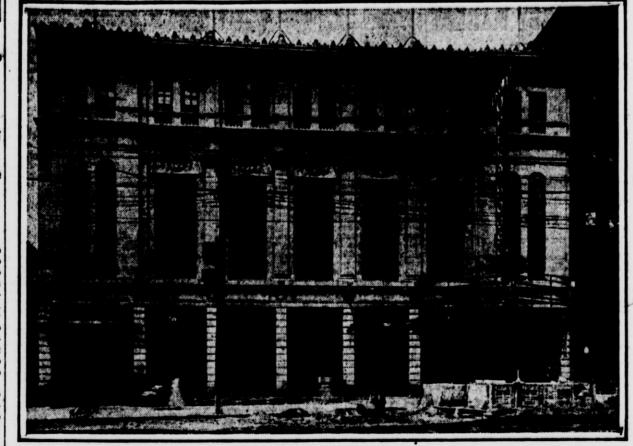
Work on the construction of the elevated lines is progessing rapidly. The effect in the real estate market is already no-

### 181ST STREET SALESROOM.

Plans have been filed by Buchman & Fox, architects for Charles C. Marshall, for the construction of a two story sales-room on the north side of 181st street, 175 feet west of St. Nicholas avenue. It be 60 feet front by 75 feet deep, with an extension. The cost has been estimated

SMALL BROOKLYN, TRADE,

Largest Playhouse in the Bronx Completed



likely to get in a few years, theatrical houses, is being completed, where managers have taken increased interest River and have provided many fine est part of The Bronx. It occupies a be occupied as lodge rooms. buildings where residents may find plot 97 feet wide, fronting on 149th amusement in one form or another, street between Bergen and Brook ave-Theatres for legitimate plays and for nues and running back 206 feet to 148th drew the plans for the Bronx Opera

Broadway productions will be given.

The new structure stands on one of high class vaudeville have been built street. A three story commercial build- House.

Since The Bronx started out after a in many sections. Now the Bronx ing fronts 149th street. This, apart population of 1,000,000, which it seems Opera House, the largest of the play- from the twenty-five foot lobby which leads to the theatre proper, has been leased to Gibson & Belswenger, who will conduct a restaurant on the first in the borough north of the Harlem the most prominent sites in the busi- and second floors, while the third will

George M. Cohan Theatre on Broadway.

#### RECORD NEWARK BUILDING. \$1,311,500 the Cost of Structures for

Which Plans Were Filed Last Week.

NEWARK, N. J., Aug. 23 .- A record in building operations was made this week when permits showing an expenditure of \$1,311,500 were granted by Superintendtracks that will come into the station gate outlay of the building work during the entire month of July.

The reason for the big jump in the figures is due to the granting of the permit for additional work on the new Cathedral of the Sacred Heart, a mammoth store to house the business of Plaut & Co. and a large factory to take care of the increasing activitles of the Whitehead & Hoag Company, manufacturers of novelties.

ton and Sixth avenues by the Catholic be obtained. diocese of Newark at a cost of more than a million dollars. The permit granted calls for an expenditure of \$608,000. A one story brick and stone church will cover ground measuring 164 feet in width by 298 feet in depth. The Plant store will replace the present building at 711 to 721 Broad street. but will take up a good deal more brought up ground in the rear. With the excep- local board. tion of one plot at Broad and Cedar streets it will occupy the entire block bounded by Broad. Cedar and Halsey streets and the Morris Canal. building will have a frontage of 160 feet on Broad street and will be four stories in height and will be of brick be let soon, as the bids were opened last and steel construction. The cost is officials are extremely desirous that all

> located at Sussex avenue and First The building will be of concrete construction and five stories in height. It will extend 243 feet along First street and will have a width of 87 feet, with another L 68 feet wide The building will cost \$165.000.

Mountain Lakes Residential Park sold ment issued forty-one permits for new from June 15 to August 15, homes and plots of a total value of \$215,000. The following sales have been made the past week: House on Norris avenue, near Briarcliff road, to J. H. Hopler of Boonton, N. J.; house fronting on the State road, to Mrs. W. C. Stewart of 100 Rivergide Driver; house on Lake Driver, to side Drive; house on Lake Drive, to Mrs. L. N. Ives of New York city; house to J. R. Gooding of New York city; house Frank A. Seaver has sold for Joseph L. N. Ives of New York city; house double brick flat at 76 Rapelyea street. The buyer gave in part payment the one at a half acres extending from Mountain Lake to the State road, to C. E. Harvey of New York city.

#### FREIGHT YARD NEAR HOMES. Elmhurat Residences Threatened in L. I. Railroad Plan.

To prevent the establishment of a clusive residential section in Elmhurst was pointed out that right up to the Manhasset Bay. land that has been acquired by the railroad fine residences have been erected. This land was sold under restriction. so it has been impossible to erect any outbuildings, and even for the erec-

It is claimed by the objectors that the establishment of a freight yard in the vicinity would greatly depreciate the value of the property in the neighbor-hood. Considering these circumstances Manhattan. appeal has been made to the borough officials to refuse the grant that has been asked for, and the matter will be brought up at the next meeting of the

The Long Island Railroad is preparing a statement showing that additional yards are necessary. Inside of two months it is expected that this section of the road will be completely electrifled and fast trains will be run over the line. Because of this the railroad minutes to the Manhasset station. freight traffic be kept from the main

### LITTLE MONEY FOR BUILDING.

Newark Reports Stringency Due to Government's Currency Attitude. NEWARK, Aug. 23.-Building work in this city progressed evenly during the BUYING MOUNTAIN LAKES HOMES present week. The city building depart-

### MANHASSET HEIGHTS PLOT SALE Sixty Acres Overlooking Water to

Be Sold in Building Sites. Announcement was made yesterday freight terminal yard by the Long Isl- by George W. Bard, auctioneer, that he and Railroad in the vicinity of an ex- will sell to the highest bidder absolutely without reserve sixty plots located at have to be made at the Long Island City This is by far the greatest week this property owners there have started an Manhasset, L. I., on Saturday, Sepyear in the matter of money involved. agitation which they hope will accom-tember 13. These plots are from one The total is even greater than aggre-plish their purpose. At a meeting of half aggre to an aggreplish their purpose. At a meeting of half acre to an acre in size and are the Elmhurst Taxpayers Association known as Manhasset Heights, one of held this week the desirability of pre- the most attractive sections on the venting the railroad from carrying out north shore of Long Island. The plots the plans there was discussed, and it are on very high ground and overlook

Manhasset is one of the oldest towns on Long Island, and on account of its magnificent harbor was a favored port of call in the days of sailing ships The cathedral is being built at Clif- tion of a garage a special permit must Every old mariner remembers Manhasset Bay, but he remembers it as Cow Bay. Manhasset is one of the quaintest as well as the most attractive of New York city's nearby suburbs. It is

The lots to be sold are located on North Hempstead turnpike, the trolley to Port Washington passing the prop-erty. This trolley runs from the Manhattan end of the Queensboro Bridge at Fifty-ninth street, via Flushing, direct to the property. Frequent train service is afforded on the Port Washington branch of the Long Island Railroad from the Pennsylvania Terminal, the running time being but twenty-twe

Manhasset immediately adjoins Great Neck, and in this section are some of known New Yorkers. The sale will take place on the premises.

ACTIVITY AT BRIGHTWATERS. The T. B. Ackerson Company reports an active market in its Brightwaters de-

velopment. Among the recent sales are those to Bernard Ruhe of Bath Beach of present week. The city building depart-ment issued forty-one permits for new work, which will aggregate in cost tion; the following houses in the Oaks work, which will aggregate in cost \$155,500.

There is much concern felt by the realty and building men here, however, over the lightness of money. Reports from various offices have it that the attitude of the national Administration on the currency question has affected credits and readjustments are being contemplated. Anticipated for some time, this condition is now declared to credits and readjustments are contemplated. Anticipated for some time, this condition is now declared to tasked the condition

### WILL SELL about

60 Home PLOTS AT AUCTION Absolutely without reserve

REAL ESTATE AT AUCTION.

MANHASSET HEIGHTS MANHASSET GREAT NECK, L. I.

Saturday, Sept. 13, 1913
Manhasset has all modern improvements
and all the attractiveness of an all-year-found
home. Electric car passes the property. CONSIDER

Time to the Bronx one hour, to Manhasset 23 minutes, where you will be able to purchase lots at less than one-fifteenth of what lots in Bronx, less favorably located, would cost you. FOR BOOKLET, MAPS AND INFORMATION APPLY TO TUOTI, HATCH & CO., Agents, 208 Fifth Av., N. Y. Phone 2441 Mad. Sq. GEORGE W. BARD, Auctioneer. & Broadway, N. Y. Phone 2398 Rector. ROELKER, BAILEY & STIGER, Attorneys. 62 William Street, N. Y.

### =Shore Rocks=

A Magnificent Waterfront Mansion at

Sound Beach Greenwich, Conn.,

**PUBLIC AUCTION** ON THE PREMISES Saturday, Sept. 6,

at 8 P. M., Rain or Shine ogether with shore front property Convenient express, 1:23 Saturday, 50 minutes from New York on the N. Y., N. H. & H. clectrified road to Stamford. Sound Beach car to property. Options on additional land will go with the saie if desired.

Si Nassau St., N. Y. City.



LOVELY SUITES FOR REFINED TENANTS OF MODERATE MEANS. TASTEFUL DECO-RATIONS. POLITE ATTENDANTS.

MAGNIFICENT ROOF GARDEN EXCLUSIVELY FOR TENANTS. TWO OTIS PASSENGER ELEVATORS Pree Private Phone in Bach Apartment.
Night and Day Service.
MBALS SERVED IN HANDSOME

DINING ROOM IF PREFERRED. \$1.00 DINNERS FOR 50c. REAL ESTATE FOR SALE-Westchester Co

Residence Plots 3 to 30 acros. Splendid roads. Wonderful views; 500 to over 600 feet altitude. Address PERRY HEIGHTS, CHAPPAQUA, WESTCHESTER COUNTY, N. Y.

GEDNEY FARM HOTEL MODEL.

Big Country Place Important Pea ture of Westchester Development. An interesting model of the new Gedney Farm Hotel is on view at the office of the Gedney Farm Company in the Grand Central Terminal Building. Gedney farm was formerly the magnificent country estate of Howard Willets. The hotel is nearing completion, and will be open to the public soon after the first of October. It is one of the largest and most complete of its kind to be found anywhere in this country. There are one hundred and sixty-three rooms, ex-clusive of servants' quarters. In a separate building there is a large swim-

ming pool, and also a separate building for billiards and bowling. There are extensive grounds sur-rounding the hotel, and the Gedney Farm Country Club, with its eighteen Decorator's Ideas in Apartment Living Room-375 Park Avenue. The Montana country, is only a few steps from the To the special outdoor advantages has been added the Westchester Beach Club. This has been established for the benefit of the people at Gedney Farm, including the patrons of the Special advantages will also be had by way of a complete stable of riding horses.

Gedney Farm is surrounded by beautiful estates, including that of Samuel G. Bayne of the Seaboard Nationa Bank, Robert Kerr of New York city and many others.

Several of the houses being built are from designs by Kenneth M. Murchi-These houses will be ready for occupancy in the fall.

NEW ENTRANCE TO RECTOR'S. S. B. Eisendrath and B. Horwitz, associte architects, have filed plans for ing a new Broadway entrance and a Seventh avenue exit to the eight story restaurant and office building at the northeast corner of Broadway and Fortyeighth street at an estimated cost \$15,000. The Mecca Realty Company the owner of record. George Rector

CITY DWELLINGS RENTED. B. Flanagan & Son have rented the iwelling at 36 West Ninety-seventh street to Miss Catherine Leary.

The Duff & Brown Company has leased to James J. Fitzpatrick the three story dwelling at 345 West 122d street. The Duross Company has leased 34e West Fourteenth street, a four story house, to Lillian Zoe for a term of years.

AUSINESS PROPERTY LEASED. Dr. J. Franklin Dunseith has leased to Dr. J. Frankin Dunsetti has leased to the Electric Fountain Company the build-ing at 348 West Forty-second street. The F. R. Wood-W. H. Dolson Company has leased for W. W. Gage the building at 223 West Eightieth street to William

SATISFIED MORTGAGES. (With name and address of lender's atty.)

145TH ST. s s. 437.6 e Willis av. 37.6x
100, June 12, 1912—Emma Jacobs to
Nancy Krakower: atty, W J Lippmann,
150 Nassau st.

SAME PROPERTY, Dec 23, 1911—Christian
and Emma Jacobs to Corrugated Bar Co.
attys. Krakower & Peters, 359 Baws, \$273
SAME PROPERTY, Dec 1s, 1911—Same to
Belle Smalbach: attys. Livingston &
Jacobs, 132 Nassau st.
\$1,000
\$2,7 io width on West and Washington &
Jacobs, 132 Nassau st.
\$1,000
\$2,7 io width on West and Washington &
Same Property, Dec 1s, 1911—Same to
\$2,7 io width on West and Washington St. and extending through bik, May 27,
1890—Robt O Glover et al to Newburgh
Saw Bank; atty, L T 1 Co, 160 Bway, \$22,000

CONNECTICUT REAL BOTATE.

# The Equator of Location for Commuting Homeseekers

Being only 1 mile or 6 minutes by frequent neighboring trolley to the Stamford Depot. where all fast trains, N. Y. N. H. & H. R. R. rush you to N. Y. without a stop. Get Illustrated booklet or call, phone or write, but by all means get acquainted with

# Shippan Point

On the Connecticut Shore of L. R. Sound

A few of the other-extraordinary-and individual features are

All City Conveniences. Good Roads Bathing, boating, fishing, tennis & goff. Houses Already for Occupancy. Delightful Social Life. Kenneth Ives & Co.,

REAL ESTATE FOR SALE—Westchester Co. NEW JERSEY REAL ROTATE FOR SALE.



SCARSDALE ESTATES General Control Toronteal, M. Y. and White Plains, N. Y.

Modern Stucco Residence Just finished, with 3 to 70 acres; 600 feet altitude; magnificent water supply. Address SPRING COTTAGE. CHAPPAQUA. WESTCHESTER COUNTY, N. Y.

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## Philipse Manor (REAL WATER FRONT)

The only home community on the east shore of the Hudson, convenient to New York, with its own actual water front. Ask about the Philipse Manor Club. Come out to-day or to-morrow

Convenient electric trains leace Grand Cen-tral at 10:45 A. M., 1:14, 2:54 P. M. Thirty-three other trains daily to Tarrytown, one mile away, and Philipse Manor. PHILIPSE MANOR CO. 831 Madison Avenue. Tel. Murray Hill 6582.

A Wonderful Residence Site 20 to 30 acres, in the high altitude (640) pure air belt of Chappaqua. Address BREVOORT HILL, CHAPPAQUA, WESTCHESTER COUNTY, N. Y.

Kenneth Ives & Co Hudson River. 7 E. 42

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IN FLUSHING A modern 8-room house and garage; fine location and beautiful surroundings.
A nice home and price reasonable \$7,000.
For further information and inspection write T. L. B., box 104 Sun office.

AN EXCEPTIONAL PROPERTY Water Front of the Highest Type

Contains 45 acres, surrounded by deep water and covered with beautiful forest trees; absolute exclusiveness; protected anchorace; fine beach, only an hour out; nothing like it on Long Island. For information address DANIEL M. GERARD, 220 Broadway, N. Y.

FARM LAND.

FARM LAND FOR SALE—Several good im proved farms for sale at \$25 per acre; small pay ment down, easy terms; in Sheridan county, Kansas, D. SANLEY, 2620 E. 28th st., Kansas, City, Mo.

A Country Home COMPORT AND CONVENIENCE BOST Now York City.

BARGAIN PRICE, 65,400; Small Amount Cad. Balance Same as Rent. READY POR OCCUPANCY NOW.



Ideally situated in a select community, with refined and congenial neighbors. CHURCHES, STORES and MARKETS. SS MINUTES FROM BROADWAY

On the Lackawanna Railroad.

large living room, with old-fashioned freplace and beamed ceilings; cheerful dining room, panelled walls and plate rall; butler's pantry, with dresser; light, airy kitchen, delightful to work in. Four large bed chambers, tiled bathroom, linen and clothes closets, on second

LARGE VERANDAS ON TWO SIDES. with beautiful outlook over the lake. Everything about this home up-to-date: parquet floors, steam heat, sanitary plumbing, electricity, hot and cold run-ning water, telephone service, modern laundry in basement.

Large shaded plot where the children worry that goes with play in a crowded

Will show this property at your convenence. Write, Phone or Call AT ONCE.

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REAL ESTATE FOR SALE-Westchester Co. One of the Finest

High altitude residence sites in Westchester County: 40 acres; beautifully landscaped. Address PREEHOLME, CHAPPAQUA, WESTCHESTER COUNTY, N. Y. FURNISHED ROOMS TO LET.

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HOARD and care for invalids or tired people in nicely furnished country house; an oppor-tantity for a guiet, restful vacation. Hox 195, dancock, N. H.

68TH ST., 62 WEST-Entire second floor; pri-ate bath, shower, refined home for gentlemen,

COUNTRY BOARDERS WANTED.

LEPTONDALE, N. Y. FARM Mills, erics; good table; veranda, shade, airy rooms, tek-phone. MISSES BROWN.